

CITY OF JERSEY CITY

ZONING MAP

AS OF JUNE 16, 2016

ZONING DISTRICTS

- R-1 ONE AND TWO FAMILY HOUSING
- R-1A ONE AND TWO FAMILY HOUSING
- R-1F ONE AND TWO FAMILY HOUSING
- R-2 MULTI-FAMILY ATTACHED HOUSING (4 STORIES OR LESS)
- R-3 MULTI-FAMILY MID-RISE
- R-4 MULTI-FAMILY HIGH-RISE
- H HISTORIC DISTRICTS
- OR OFFICE/RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- C/A COMMERCIAL/AUTOMOTIVE
- HC HIGHWAY COMMERCIAL
- CBD CENTRAL BUSINESS DISTRICT
- U UNIVERSITY
- M MEDICAL
- G GOVERNMENT
- I INDUSTRIAL
- PI PORT INDUSTRIAL
- WPD WATERFRONT PLANNED DEVELOPMENT
- DT DESTINATION TOURISM
- C CEMETERY
- P/O PARKS/OPEN SPACE
- NJMC NEW JERSEY MEADOWLANDS COMMISSION

REDEVELOPMENT PLAN AREAS

- see top right panel for full listing.
- SCATTER SITE REDEVELOPMENT PLAN

OVERLAY DISTRICTS

- HISTORIC DISTRICTS
- RESTAURANT OVERLAY ZONE
- PALISADE PRESERVATION OVERLAY
- RIVERVIEW ARTS DISTRICT
- MARION WORKS OFFICE/RESIDENTIAL
- SUBDISTRICT A
- SUBDISTRICT B

MAP AMENDMENTS

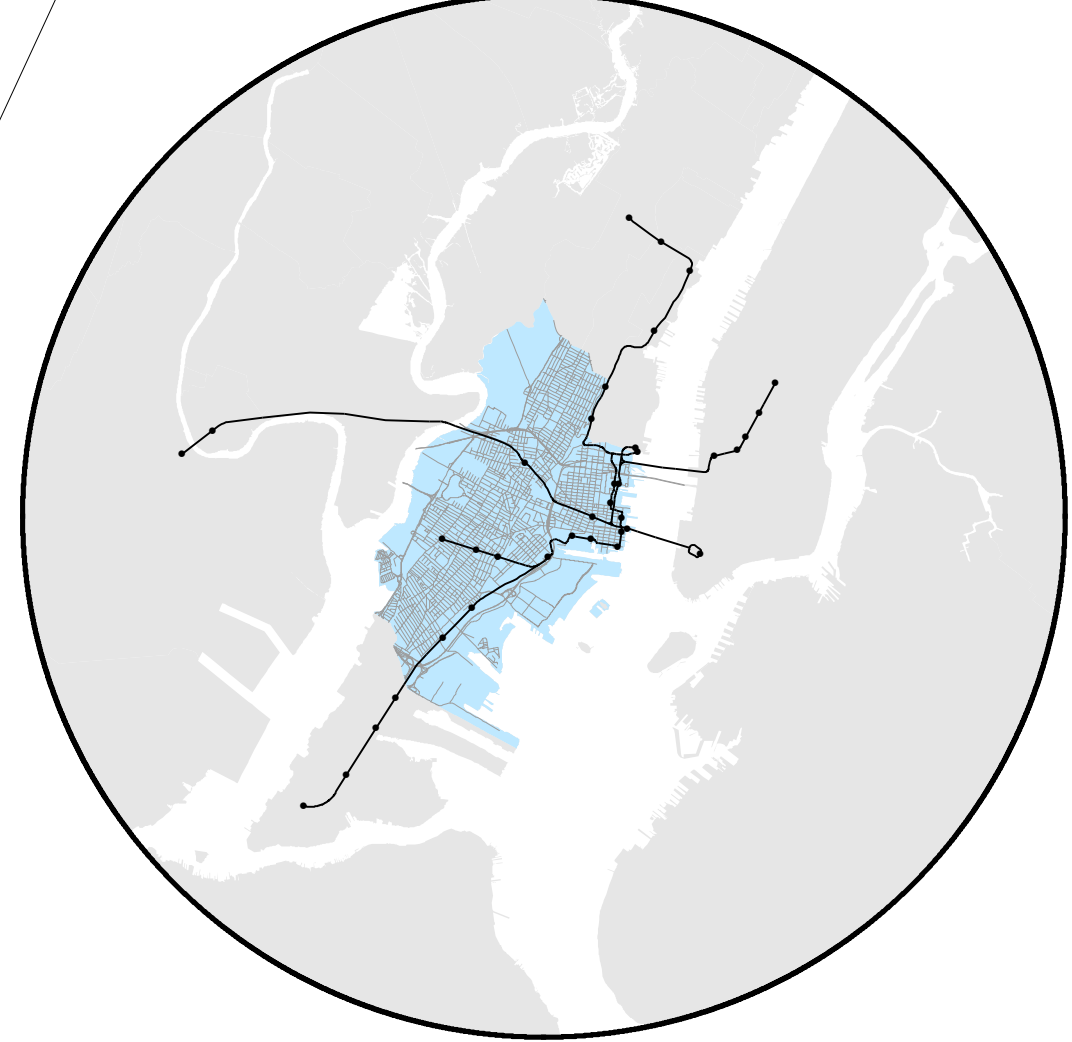
APRIL 11, 2001 - Zoning Map Adopted
OCTOBER 18, 2003 - add the Western Gateway Redevelopment Plan Area
MARCH 10, 2004 - add the Sip Avenue Gateway Redevelopment Plan Area
APRIL 26, 2004 - add the Grand Street Redevelopment Plan Area
JULY 15, 2004 - adjust zoning boundaries in accordance with amendments to the Jersey City Master Plan
AUGUST 11, 2004 - add the Columbus Corner Redevelopment Plan
FEBRUARY 19, 2005 - add the NJCU West Campus Redevelopment Plan Area
MARCH 23, 2005 - add the West Side Avenue Redevelopment Plan Area
MAY 18, 2005 - add the Marion Works Office/Residential District and new HC and R-3 zone boundaries
JUNE 22, 2005 - adjust the boundaries of the Martin Luther King Drive Redevelopment Plan Area
SEPTEMBER 28, 2005 - remove a Medical District zone at the St. Francis Hospital site
NOVEMBER 18, 2005 - remove the Warehouse Historic District
FEBRUARY 22, 2006 - add the Morgan Grove Main Redevelopment Plan Area
MARCH 22, 2006 - add the Maestec II and Mercedes Street Redevelopment Plan
APRIL 12, 2006 - Green Villa Redevelopment Plan Amendment
APRIL 26, 2006 - add the St. Francis Redevelopment Plan Area
MAY 24, 2006 - add the Bates Street Redevelopment Plan Area
JUNE 13, 2006 - add the 325 Palisade Avenue Redevelopment Plan Area
SEPTEMBER 13, 2006 - add the Hoboken Avenue Redevelopment Plan Area
OCTOBER 11, 2006 - add the Hackensack River Edge Redevelopment Plan
JANUARY 24, 2007 - add the R-1A Zoning District in the West Side Neighborhood
FEBRUARY 14, 2007 - correct a drafting error removing block 1066 lot 4 C from the Morris Canal Redevelopment Plan
FEBRUARY 14, 2007 - expand the Journal Square Redevelopment Plan Area
FEBRUARY 14, 2007 - correct the Jersey Avenue Redevelopment Plan Area
FEBRUARY 15, 2007 - expand the R-1A Zoning District in the Greenville Neighborhood
AUGUST 22, 2007 - add the Warner Avenue extension to the MLK Redevelopment Plan Area
SEPTEMBER 11, 2007 - add the R-1F Zoning District, and correct the MLK Redevelopment plan area boundaries
MARCH 12, 2008 - add the Bayfront I Redevelopment Plan Area
MARCH 18, 2008 - add the Bright Street Redevelopment Plan Area
MAY 23, 2008 - add the Higgins and Central Redevelopment Plan Area
MAY 28, 2008 - expand the MLK Redevelopment Plan to include the Clevermont Ave MLK Extension
JUNE 25, 2008 - add the 826 Ocean Avenue Redevelopment Plan and realign the boundaries of the Morris Canal and Clevermont Industrial Redevelopment Plans
AUGUST 6, 2008 - add the 23-25 Duncan Avenue Redevelopment Plan
SEPTEMBER 24, 2008 - add the Newark Avenue Downtown Redevelopment Plan
OCTOBER 1, 2008 - add the Darforth Avenue Transit Village Redevelopment Plan
NOVEMBER 20, 2008 - expand the boundaries of the Monticello Avenue Redevelopment Plan
DECEMBER 17, 2008 - move 5-6 lot from the Morris Canal Plan to the Medical Center Plan and remove Medical Center to The Beacon Redevelopment Plan Area
JANUARY 28, 2009 - add the Canal Crossing Redevelopment Plan
AUGUST 12, 2009 - add the Summit and Fairmount Redevelopment Plan
NOVEMBER 24, 2009 - add the Cambridge North Redevelopment Plan
APRIL 28, 2010 - expand the R-1A Zoning District in the West Side Neighborhood
AUGUST 25, 2010 - add the Journal Square 2060 Redevelopment Plan
APRIL 13, 2011 - add the Block 239 Lot 47 Redevelopment Plan
MAY 25, 2011 - add the B Erie Street Redevelopment Plan
AUGUST 31, 2011 - expand the Restaurant Overlay Zone
OCTOBER 12, 2011 - add the McKinley Square East Redevelopment Plan
OCTOBER 26, 2011 - add the Bright and Varick Redevelopment Plan
DECEMBER 14, 2011 - expand R-1A Zone in the Heights Neighborhood
DECEMBER 14, 2011 - add the Ninth and Brunswick Redevelopment Plan
JANUARY 26, 2012 - expand the Restaurant Overlay Zone
MARCH 14, 2012 - expand boundaries of the Beacon Redevelopment Plan
APRIL 11, 2012 - expand the Restaurant Overlay Zone
MAY 9, 2012 - amend name of Harsimus Cove Station Redevelopment Plan formerly known as Hudson Exchange
JUNE 27, 2012 - add the 1 Exchange Place Redevelopment Plan
FEBRUARY 27, 2013 - add the Riverview Arts District
MARCH 13, 2013 - add the Route 440 / Culver Redevelopment Plan
MAY 8, 2013 - amend name of Hamilton Square Redevelopment Plan formerly known as St. Francis Hospital
SEPTEMBER 25, 2013 - expand the Darforth Transit Village Redevelopment Plan
MAY 14, 2014 - adjust the boundaries of the Darforth Transit Village Redevelopment Plan
JUNE 25, 2014 - add the Block 10102 Redevelopment Plan
SEPTEMBER 10, 2014 - expand the Journal Square 2060 Redevelopment Plan by incorporating the Sip/Van Vliet
NOVEMBER 25, 2014 - add the Chapel Avenue Industrial Park Redevelopment Plan
FEBRUARY 17, 2015 - add new cadastral data and updated shoreline
MAY 13, 2015 - add the Garfield Avenue Redevelopment Plan
MAY 27, 2015 - expand R-1A in areas of Greenville
JUNE 10, 2015 - adopted West Bergen-East Lincoln Park Historic District
SEPTEMBER 9, 2015 - expand boundaries of the Vacant Buildings Redevelopment Plan
OCTOBER 2015 - add Scatter Site Redevelopment Plan formerly known as Vacant Buildings Redevelopment Plan
JANUARY 13, 2016 - adopt Ocean Avenue South Redevelopment Plan
MARCH 23, 2016 - expand boundaries of the Restaurant Overlay Zone Scatter Site Redevelopment Plan, and the Morris Canal Canal Redevelopment Plan

STEVEN M. FULOP, Mayor
Anthony Cruz, Director
Department of Housing Economic Development and Commerce
Maryann Bucsi-Carter, PP, AICP, Acting Director
Division of City Planning

This map was produced by Jeffrey Wenger, PP, AICP with updates by Matt Ward, PP, AICP
Jersey City Division of City Planning in New Jersey State Plan Coordinate System, North American Datum of 1983. Digitized at an original scale of 1:4800. Adopted by the Jersey City Municipal Council on April 11, 2001.

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- MAP 5 REDEVELOPMENT PLAN AREAS
LISTED IN ORDER OF ORIGINAL ADOPTION
1. GREGORY PARK
 2. HOLLAND TUNNEL
 3. JACKSON AVENUE
 4. ST. JOHNS
 5. PAULUS HOOK
 6. LIBERTY HARBOR
 7. EXCHANGE PLACE
 8. LUIS MUNOZ MARIN
 9. MARINE INDUSTRIAL
 10. GROVE STREET N.D.P.
 11. HENDERSON STREET SOUTH
 12. BEACON AVENUE
 13. MONTGOMERY STREET
 14. OCEAN BAYVIEW
 15. NINTH STREET
 16. MONTGOMERY GATEWAY
 17. ROYD MCGINNIS PARK
 18. NINTH STREET II
 19. LAFAYETTE PARK
 20. WEBSTER AVENUE
 21. VILLAGE
 22. TURNKEY
 23. BETZ BREWERY
 24. GROVERS POINT
 25. HARSIMUS COVE STATION
 26. EXCHANGE PLACE NORTH
 27. GRAND STREET I
 28. DIXON CRUCIBLE
 29. GREEN VILLA
 30. SCHOOL NO. 2
 31. CAVEN POINT
 32. THE BEACON
 33. CLAREMONT INDUSTRIAL
 34. GROVE AND MERCER
 35. NEWPORT
 36. GROVE STREET STATION
 37. MONTICELLO AVENUE
 38. COLGATE
 39. GREENVILLE INDUSTRIAL
 40. WAYNE STREET
 41. GRAND JERSEY
 42. MARTIN LUTHER KING JR. DRIVE
 43. MORRIS CANAL
 44. MAJESTIC THEATER
 45. ARMORY
 46. SCATTER SITE (DEPICTED AS RED DOTS)
 47. SUMMIT AVENUE
 48. TIDEWATER
 49. REPUBLIC CONTAINER
 50. WATER STREET
 51. COMMUNIPAW WEST COMMUNITY CENTER
 52. GROVE STREET STATION II
 53. LIBERTY HARBOR NORTH
 54. WESTERN GATEWAY
 55. SIP AVENUE GATEWAY
 56. BOLAND STREET
 57. COLUMBUS CORNER
 58. POWERHOUSE ARTS DISTRICT
 59. NJCU WEST CAMPUS
 60. WEST SIDE AVENUE
 61. MORGAN GROVE MARIN BOULEVARD
 62. MERSELES STREET
 63. MAJESTIC THEATER II
 64. HAMILTON SQUARE
 65. BATES STREET
 66. 225 PALISADE AVENUE
 67. HOBOKEN AVENUE
 68. HACKENSACK RIVER EDGE
 69. JERSEY AVENUE LIGHT RAIL
 70. JERSEY AVENUE PARK
 71. JERSEY AVENUE TENTH STREET
 72. BAYFRONT
 73. BRIGHT STREET
 74. HOPKINS AND CENTRAL AVENUES
 75. 826 OCEAN AVENUE
 76. 23-25 DUNCAN AVENUE
 77. DANFORTH TRANSIT VILLAGE
 78. NEWARK AVENUE DOWNTOWN
 79. CANAL CROSSING
 80. SUMMIT AND FAIRMOUNT
 81. CAMBRIDGE AND NORTH
 82. JOURNAL SQUARE 2060
 83. BLOCK 239 LOT 47
 84. 8 ERIE STREET
 85. MCGINLEY SQUARE EAST
 86. BRIGHT AND VARICK
 87. NINTH AND BRUNSWICK
 88. 1 EXCHANGE PLACE
 89. ROUTE 440 CULVER
 90. BLOCK 10102
 91. CHAPEL AVENUE INDUSTRIAL PARK
 92. GARFIELD AVENUE
 93. OCEAN AVENUE SOUTH



1 inch = 800 feet

0 400 800 1,600 2,400 3,200 4,000 Feet

0 0.5 1 Miles